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**IN THE UNITED STATES BANKRUPTCY COURT
 FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

FILED

12/2/20 1:24 pm

CLERK

U.S. BANKRUPTCY
COURT - WDP

In re:	:	Case No.:	19-24544-GLT
	:	Chapter:	13
Andrea Watson-Lindsey	:		
	:		
	:	Date:	12/2/2020
<i>Debtor(s).</i>	:	Time:	10:00

PROCEEDING MEMO

MATTER: # 64 Motion to Sell Property Free and Clear of Liens under Section 363(f).
 Re: Residential Property.
 # 70 - CNO filed

APPEARANCES:

Debtor:	Lawrence W. Willis
Trustee:	James Warmbrodt

NOTES: (10:23)

Willis: This is an arm's length sale and the buyer is Terry's Real Estate Investment. The only member is Sean Terry, he's no relation in any way. Sale price is \$60,000. It was advertised in the Allegheny Country Legal Journal and the Post Gazette. The payout is 100% of timely unsecured creditors. The legal journal advertising fee was \$161 and the Post Gazette fee was \$70. And the trustee's fees are \$949.25.

Court: Do you have a proof of publication?

Willis: I was going to pay the invoice at closing and then file it.

Court: Please have the proof of publication filed within 14 days of closing.

Willis: We'll also file a fee application.

[Property exposed for sale]

Court: I note the courtroom is open and no one is here. I will approve the sale. Will the purchase agreement be assigned to a another entity?

Willis: It shouldn't be.

OUTCOME:

1. Debtor's *Motion to Sell Property Free and Clear of Liens under Section 363(f) Re: Residential Property* [Dkt. No. 64] is GRANTED [HT to Issue Proposed Order at Dkt. No. 64-1 with the following additions: In paragraph (7) insert "\$161; Pittsburgh Legal Journal and Post Gazette; \$70" and in Paragraph (8) insert "\$949.25 payable to Ronda J. Winnecour" and add the following as the final paragraph "5. Proof of publication shall be filed within 14 days of closing."]

DATED: 12/2/2020